

COUNTRYSIDE PROPRIETARY
BOARD OF DIRECTORS MEETING
Parkway Meeting Room
46020 Algonkian Parkway, Sterling, Virginia 20165
Wednesday, February 28, 2018

BOARD MEMBERS PRESENT:

Dave Barrie – Oatlands
Rob Heckman – Morven

Robert King – Belmont
Penelope Francke – Oakridge

Anne Steingass – Foxfield
Ken Bour - Rokeby

BOARD MEMBERS ABSENT: None

OTHERS PRESENT:

Donna Cooper – PMP
Suzanne Volpe – Loudoun County

Lisa Marnet – PMP
Residents - 4

Loretta deLamare– PMP

CALL TO ORDER:

David Barrie called the meeting to order at 7:00PM.

APPROVAL OF MEETING MINUTES:

Rob Heckman **moved that the Board of Directors approve as written the minutes of the Board of Directors Meeting February 7, 2018.** Anne Steingass seconded the motion. Motion carried unanimously.

RESIDENTIAL PARTICIPATION/GUESTS: Four Residents were in attendance. Items discussed: Architectural Appeal, Violations. 2 Guests- discussion: Safe Routes to School.

GENERAL BUSINESS:

A. OLD BUSINESS:

Request to re-visit “friendly amendment” BOD decision 2/7/18:

No motion.

Application 71159-113017 Use of Common Ground:

Bob King moved **that the Board of Directors deny the request for use of common ground as requested and described in Application #71159-113017.** Anne Steingass second the motion. Motion passed unanimously

B. NEW BUSINESS:

ARCHITECTURAL ITEMS:

Appeal of DRC Decision 111782-112017:

Rob Heckman moved **that the Board of Directors uphold the DRC’s decision on January 22, 2018 and deny Application 111782-112017 with the contingency that the fence can remain if the gate is brought into compliance with the standard convex style. In addition,**

- **Current owner shall disclose to all perspective purchasers that fence is in violation and will remain so until the fence is brought into compliance with the current Guidelines.**
- **Replacement fence shall be applied for and replaced in accordance with the current Guidelines when property is sold or when the fence needs replacement, whichever occurs first.**

Penny Francke seconded the motion. 5 votes for. 1 opposed (Foxfield). Motion was passed.

Rob Heckman further moved **that the gate must be brought into compliance by July 1, 2018.** Ken Bour seconded the motion. 5 votes for. 1 vote opposed (Foxfield). Motion was passed. One Resident was in attendance.

Annual Inspection Violations:

Bob King moved **if corrective action is not taken by March 15, 2018 for 2017 ANNUAL Inspection Violation Acct #69932, the Board will exercise the rights "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association"** at a future date, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violations

are not corrected by April 1, 2018 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Rob Heckman seconded the motion. Motion passed unanimously.

Major Inspection Violations:

Bob King moved if corrective action is not taken by March 15, 2018 for MAJOR Inspection Violations the Board will exercise the rights "to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" at a future date, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). Additionally, if the violations are not corrected by April 1, 2018 our legal counsel may file for injunctive relief for the violation, and fees and charges, from the court in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article III, Section 3-Enforcement of Governing Documents. Anne Steingass seconded the motion. Motion passed unanimously.

Minor Violations:

Bob King moved if corrective action is not taken by March 12, 2018 for MINOR violations: the Board agrees to exercise "the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" " at a future date, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Anne Steingass seconded the motion. Motion passed unanimously.

Minor Violation Account #75041:

Bob King moved if corrective action is not taken by April 1, 2018 for MINOR violation Account # 75041: the Board agrees to exercise "the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" " at a future date, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Rob Heckman seconded the motion. Motion passed unanimously. One Resident was in attendance.

Minor Violation Account #100195:

Anne Steingass moved if corrective action is not taken by April 1, 2018 for MINOR violation Account # 100195: the Board agrees to exercise "the right of the association to suspend the voting rights and the rights to use of the common areas for any period during which any assessment remains unpaid and for a period not to exceed sixty (60) days for any infraction of any of the published rules and regulations of the association" " at a future date, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article IV, Section 1 (d). The Board may also exercise the right through its agents and employees, after Design Review Committee Resolution, to enter upon the lot and take such steps as may be necessary to remove or otherwise terminate or abate such violation and the cost thereof may be assessed against the lot upon which such violation occurred. A statement for the amount shall be rendered to the lot owner, at which time the assessment shall become due and payable, in accordance with the CountrySide Proprietary Governing Documents, Covenants and Restrictions, Article VI, Section 1. Ken Bour seconded the motion. Motion passed unanimously. One Resident was in attendance.

FACILITIES: None

FINANCE: None

GROUNDS: None

INFORMATION/DISCUSSION ITEMS:

CountrySide Waves – Thank you
Towing Contract
Safe Routes to School

COMMITTEE REPORTS:

Community Relations Committee	
Design Review Committee	January 22, 2018
Facilities Committee	February 8, 2013
Finance Committee	
Grounds Committee	February 21, 2018
Horsepen Run Adhoc	January 31, 2018 - Revised
Neighborhood Advisory Council	January 9, 2018

MANAGEMENT REPORTS:

Management Report
Financial Reports
Project List

EXECUTIVE SESSION: None

ADJOURN:

Bob King **moved to adjourn the meeting.** Anne Steingass seconded the motion. Motion carried unanimously.
The meeting adjourned at 9:00 PM.

Respectfully Submitted,

Loretta deLamare – Recording Secretary